

Chapter 1

Feasibility Study Outline

This Feasibility Study is being produced under Contract/ RFP # 06-2006-01

The goal of this study is to provide a feasibility study and site analysis for a proposed gymnasium addition to the Takoma Park Community Center. The study included a preliminary review of the existing site, location of an appropriate sized gym and support facilities for the gym, locating additional parking spaces, dealing with utility locations where the gym might go, developing a preliminary program for a Gym, and providing a conceptual/ preliminary cost estimate for each gym scheme. Drawings and other information on the Mandatory Referral [MR¹], existing construction documents, utilities, and flood plain location and its current mitigation were provided by the City. Meetings were held with the City², Recreation Department, and Citizens Committee at the very beginning of the study period. Meetings with the City also continued over the subsequent weeks when the program and design direction was modified and refined. Various design approaches, directions and design issues were reviewed and discussed with the City. The agreed upon gym location and eventual program direction, from those meetings, is as noted in this study

This following study begins with a description of the pertinent existing construction [chap 2] and Mandatory Referral [chap 3] information provided to and subsequently reviewed by ANCL for use in this study as background information; to understand what some of the issues are and to confirm ANCL understanding with the City of what transpired to date and how best to move forward, the various site configurations [chap 4] were developed. The zoning [chap 5] information, specifically the preliminary zoning analysis tries to bring together all the pertinent zoning, historic, planning regulatory issues in summary form and is intended to be an ongoing guide and source of information to either confirm or point out possible confusion or misunderstandings we, or the City, had of the actual site. The Gymnasium [chap 6] size represents the various sizes that were discussed. Parking [chap 7] and Utilities [chap 8] information notes two specific issues that the study addresses and their subsequent direction taken.

At the end of this study are the Schemes [chaps 9 thru 11] and a Summary [chap 12] that was developed. All the background information noted above is provided basically as reference to allow for a better understanding of how the Schemes 1.5, 1.6, 3.2 that were eventually selected (out of several others) were produced.

ANCL Architects

¹ Some abbreviations used in this written report: MR, Mandatory Referral 2002; w/ with; w/o without; dwg. Drawing; bldg. Building; hgt. Height.....

² When referring to the “City” this is meant to refer to the City of Takoma Park administrative staff that participated in the meetings; Suzanne Ludlow from Community and Government Liaison was the “City” representative to this study.